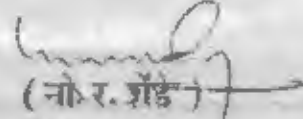


महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६  
महाराष्ट्र औद्योगिक विकास महामंडळ क्षेत्राकरिता तयार केलेल्या  
सुधारित प्रारूप विकास नियंत्रण नियमावलीस कलम ११५ अन्वये  
अंतिम मंजूरी.

महाराष्ट्र शासन,  
नगर विकास विभाग,  
शासन निर्णय क्रमांक: टिपीबी-४३०८/४६५/प्र.क्र.६४/१००८/नवि-११  
मंत्रालय, मुंबई : ४०० ०३९,  
दिनांक : ३१ ऑगस्ट, १००९.

शासन निर्णय:- सोबतची अधिसूचना राज्य शासनाच्या असाधारण राजपत्रात प्रसिध्द करण्यात  
यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(नो. र. शेंडे)

उप सचिव, महाराष्ट्र शासन.

प्रति,

सचिव, (उद्योग), उद्योग, ऊर्जा व कामगार विभाग, मंत्रालय, मुंबई.

मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, मरोळ, अंधेरी (पूर्व), मुंबई-९३.

विकास आयुक्त (उद्योग), उद्योग संचालनालय, नवीन प्रशासन भवन, मुंबई-३२.

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.

विभागीय आयुक्त, सर्व महसूल विभाग.

सर्व जिल्हाधिकारी.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.

महान्वयस्थापक, सर्व जिल्हा उद्योग केंद्र.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात  
भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय,  
मुंबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, मुंबई यांना पाठविण्यात याव्यात.)

असले अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित  
करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनमूनी (नवि-११).

सेवशन ३७ फाईल.

**Maharashtra Regional &  
Town Planning Act, 1966.**

**Sanction to Revised  
Development Control  
Regulations for Notified area  
of MIDC u/s 115 of the said  
Act.**

**Government of Maharashtra  
Urban Development Department  
Mantralaya, Mumbai-400 032  
Dated the 31<sup>st</sup> August, 2009.**

**NOTIFICATION**

**No. TPB 4308/463/CR-64/08/UD-11.**

Whereas, the Government of Maharashtra in exercise of the powers conferred by sub Section (1A) of section 40 of Maharashtra Regional & Town Planning Act, 1966, (hereinafter referred to as "the said Act") has appointed Maharashtra Industrial Development Corporation (MIDC) as a Special Planning Authority (hereinafter referred to as "the said Authority").

And whereas, in exercise of the powers conferred by the provision of the said act and all other powers enabling it in this behalf the said Authority has prepared the Development Control Regulation (hereinafter referred as "the said Regulations") for the notified areas of MIDC.

And whereas, vide section 115(1) of the said Act, the Urban Development Department, Government of Maharashtra has sanctioned the said regulation vide notification No. TPB/4395/353/CR-135/95/UD-11 date 7<sup>th</sup> January 1999.

And whereas, the said Authority felt necessary to revise the said regulations and the said Authority in their Meeting No. 314 Dt 07/09/07 vide Resolution No. 4401 has approved to revise the said regulations.

And whereas, consulting the various organization & Industrial association, M.I.D.C. has prepared the Draft Revised Regulation.

And whereas, after publication of Draft Revised Regulation u/s 115(2) and after considering the suggestions and objections received by it, the said Authority has accorded their approval to draft Revised D.C. Regulations vide meeting No.322 dated 24/07/2008.

And whereas, the said Authority vide its letter No. 2195 dated 18/09/2008, has submitted the said Revised Development Control Regulations to Government for sanction.

And whereas, Govt. of Maharashtra after consulting the Director of Town Planning, has come to the conclusion that the said Revised Development Control Regulations shall be sanctioned with certain changes as appended in the schedule hitherto.

Now, therefore, Govt. of Maharashtra hereby accords it's sanction to the said Revised Development Control Regulations as per the powers conferred under section 115 of the said act, and the said regulations shall come into force from the date of it's publication in the official gazette.

Note:- A set of Development Control Regulations is available for inspection and sale of the general public during office hours in the all offices of M.I.D.C.

By order and in the name of Governor of Maharashtra

  
(N.R. Shende)

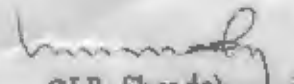
Deputy Secretary to Government

**SCHEDULE**

Sr. No.	Regulation No.	Sanctioned Modification.
1.	1.2	The sentence, "If there is a conflict between the requirements of these regulations and any other rules or byelaws of any local authority for the time being in force, the provisions under these regulations shall prevail" is deleted.
2.	3.3 (k)	After the word Registered Architect, add the words "or Engineer"
3.	16(a)	Provision is deleted and substituted as follows: "In specific cases, where clearly demonstrable hardship is caused, Chief Executive Officer may for reasons to be recorded in writing, by special permission, permit any of the dimensions prescribed in these rules to be modified except those relating to Floor Space Indices front margin parking requirements unless otherwise permitted under these rules, provided that the relaxation will not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighbourhood."
4.	17.1	After item No. (12) Storage, New item no. 13 is added "No.13 ) 100m wide green belt shall be provided on either side of the river. Following user shall be allowed within green belt area, 1) Fuel wood plantation 2) Furniture and Structural wood plantation 3) Bamboo plantation 4) Grass and Fodder plantation 5) Sericulture without processing 6) Horticultural development 7) Fruits and berries plants 8) Nurseries development 9) Plantation of medical and aromatic plant 10) Water obstruction works"
5.	17.3.1	After item No. h), add new item "(i) Any other user as has been permitted by Govt. Of India while approving SEZ project"
6.	18.1 (2)	The words "the FSI 1.00 for plots less than 1000 sq.mt. and FSI 1.50 for plots of 1000 sq.mt. and above" are deleted and substituted as "FSI 1.00".
7.	18.4	After the word, Semi Government, the words "Medical Institution" are added.

8. 18.4.1(c) Instead of 50% "100% additional F.S.I. Out which 50% shall be granted by MIDC and 50% shall be granted with the prior approval of the Govt."
9. 18.4.1(d) Instead of 50% "100% additional F.S.I. Out which 50% shall be granted by MIDC and 50% shall be granted with the prior approval of the Govt."
10. 18.4.3 Instead of 15 Mtr, "18 Mtr".
11. Note below 18.4.3. Following words are added in the note:-  
"Provided that provisions in this note will not applicable for users of IT/ITES, medical and educational institutions located within SEZ/FTWZ areas."
12. 18.6 (I)(a) After the word "parking", add the words "in the same or separate multi storied building constructed exclusively for parking"
13. 18.6(b)(vi) Add No. "(vii) stair cases, lift lobbies".
14. 18.6(II)(viii) The word "staircase lobby" shall be added after the word "staircases".
15. 18.6 (II) (i, ii, iii, viii, ix, xii, xiii) The provision is deleted from 18.6 (II) and included in 18.6(I) by arranging nos. serially.
16. 18.6 (II) Insert point No. "(xiii) Lofts"
17. 24.5(i) Following words are added after the word canopies as "cornices, sun breaker, revas projection, any ornamental features"
18. 24.5 (ii) After the word canopies, following words are added "cornices, sun breaker, revas projection, any ornamental features"
19. 40.1.2(i) After the words "from any", the word "Fire" is added.
20. 40.29 After the words "Protection Fund Fees", the words "as applicable and amended from time to time" is added.
21. 17.3.2 note. 30% is deleted and substituted as "20%". Following words are added in the note -  
"Apart from above 10% may be allowed for essential staff quarters in each plot having area more than 1 acre in non-chemical industrial plot only".

22. 21.7 Provision shall be deleted & substituted as follows -  
"For the purpose of computation of FSI, net plot area after deduction of RG shall be taken into consideration for plots more than 1 ha. For plots less than 1 ha. common RG shall be provided in the layout admeasuring 10% of the layout area.
23. Note (i) in 24.6 After the words "1 m." the words "for rear margin and 3 m. for side margin." are added.
24. Appendix IV Note shall be added after the Regulations as follows:-  
"Note:- Deposits/Fees for erecting hoarding shall be reviewed every five years and if required, be revised by MIDC."
25. New Regulation No.49 " Interpretation:-  
If any question or dispute arises with regard to interpretation of any of these Regulations the matter shall be referred to the State Govt. which, after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Govt. on the interpretation of these Regulations shall be final and binding on the concerned party or parties."

  
(N.R. Shende)  
Deputy Secretary to Government